

HIGHLAND PARK NEWS

Homes eyed for wooded site where Dart house once stood



A developer wants to build four homes on the former site of this mid-century modern home in Highland Park, which was designed by architect Edwin Dart. The house was demolished earlier this year. (Karen Berkowitz, Pioneer Press)

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The Jacobs Companies is proposing to create a single-family subdivision called Heritage on a 4.6-acre Lake Cook Road site where a mid-century modern home designed by architect Edward Dart home was demolished earlier this year.

The Deerfield-based home builder is proposing to construct 14 single-family homes as a planned unit development around a private, circular street. The homes would front onto the private street, which would be accessed from Lake Cook Road. The heavily wooded site utilizes lots

with current addresses of 1005, 1021 and 1055 Lake Cook Road, across from the Chicago Botanic Gardens.

The name "Heritage" refers to the large number of heritage and other mature trees the homebuilder is taking pains to preserve, though a few heritage trees may be lost. The removal of the heritage trees will require the approval of the Highland Park's Zoning Board of Appeals.

Jacob Homes plans to create 14 building pads of various sizes not to exceed 4,400 square feet and construct the homes on those pads. To buffer the homes from the traffic on the busy thoroughfare, the developer plans to create a 62-foot setback between the road and the development that would be maintained by the homeowners' association.

Heritage will include two water detention areas to mitigate storm water runoff. A by-pass storm sewer would be installed on the north side of the development to address the flooding issues experienced by current Marion Avenue homeowners to the north.

Another developer, Weekley Homes, had proposed a 12-home subdivision for the site in early 2014.

The property's owners first sought demolition permits in 2012 for the 1958 Dart home and an adjacent dwelling. Finding the Dart home met several criteria for landmark standing, the Highland Park Historic Preservation Commission imposed a one-year demolition delay on the Dart house with the hope that a preservation-minded buyer would come forward or the home could be preserved as part of a future development.

The delay expired in late 2013, but the demolition permit was not taken out within the required period. As a result, the homeowners' second demolition request came before the preservation panel in December, which imposed another one-year delay.

In late January, the Highland Park City Council stepped in to prevent what council members viewed as "double jeopardy." The city council gave itself the authority to terminate a second, one-year delay imposed within a three-year period, then lifted the delay on the home.